

058.0

0004

0007.0

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTON

APPRAISED:

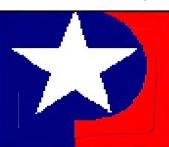
Total Card / Total Parcel
829,400 / 829,400

USE VALUE:

829,400 / 829,400

ASSESSED:

829,400 / 829,400


Patriot
Properties Inc.
PROPERTY LOCATION**IN PROCESS APPRAISAL SUMMARY**

No	Alt No	Direction/Street/City
38		BOW ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	GREENE THOMAS/CASEY NOREEN	
Owner 2:		
Owner 3:		

Street 1:	38 BOW STREET
Street 2:	

Twn/City:	ARLINGTON
StProv:	MA
Postal:	02474

PREVIOUS OWNER	
Owner 1:	O'BRIEN WEBSTER/JENNIFER -
Owner 2:	-

Street 1:	38 BOW STREET
Twn/City:	ARLINGTON
StProv:	MA
Postal:	02474

NARRATIVE DESCRIPTION	
This parcel contains 4,856 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1910, having primarily Aluminum Exterior and 2015 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

Amount	Com. Int

PROPERTY FACTORS	
Item	Code
Description	%
Z	R1
SINGLE FA	100
water	
o	
Sewer	
n	
Electri	
Census:	
Flood Haz:	
D	
Topo	1
s	
Street	
t	
Gas:	

LAND SECTION (First 7 lines only)	
Use	Description
Code	LUC Fact
No of Units	Depth / PriceUnits
	Unit Type
	Land Type
	LT Factor

101	One Family	4856	Sq. Ft.	Site	0	70.	1.16	6														
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IN PROCESS APPRAISAL SUMMARY											Legal Description									
Use Code											Land Size									
101											Building Value									
4856.000											Yard Items									
5,800											Land Value									
396,000											Total Value									
829,400																				

Total Card	0.111	427,600	5,800	396,000	829,400	Entered Lot Size				
Total Parcel	0.111	427,600	5,800	396,000	829,400	Total Land:				
Source:	Market Adj Cost		Total Value per SQ unit /Card:	411.66	/Parcel: 411.6	Land Unit Type:				

Source:	Market Adj Cost	Total Value per SQ unit /Card:	411.66	/Parcel: 411.6	Land Unit Type:
08/27/18					

08/27/18		
!4968!		
PRIOR ID #1:	38435	
PRIOR ID #2:		
PRIOR ID #3:		

PRIOR ID #1:	38435
PRIOR ID #2:	
PRIOR ID #3:	
DATE:	
TIME:	

DATE:	12/10/20
TIME:	19:55:36
DATE:	09/25/18
TIME:	09:10:18
APPROVAL:	apro

ASR MAP:	
FACT DIST:	
REVAL DIST:	
YEAR:	
LAND REASON:	

BLD REASON:	
CIVIL DISTRICT:	
ratio:	

SALES INFORMATION											TAX DISTRICT										PAT ACCT.					
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes																	

OBRIEN WEBSTER/	42859-174	5/21/2004	539,000	No	No																						
ELLSWORTH MATTH	32212-52	1/4/2001	394,300	No	No																						
O'BRIEN PAUL E	24942-412	10/24/1994	178,000	No	No	Y																					

DATE	RESULT	BY	NAME
8/27/2018	MEAS&NOTICE	BS	Barbara S
2/27/2009	Measured	372	PATRIOT
8/21/2004	MLS	MM	Mary M
1/10/2000	Mailer Sent		
1/10/2000	Measured	264	PATRIOT
7/27/1993		TH	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/	/
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EXTERIOR INFORMATION			BATH FEATURES			COMMENTS			SKETCH																																																																																																																							
Type: 15 - Old Style	Sty Ht: 2A - 2 Sty +Attic	(Liv) Units: 1	Full Bath: 1	Rating: Good	A Bath:	Rating:	EST UAT.																																																																																																																									
Foundation: 3 - BrickorStone	Frame: 1 - Wood	Prime Wall: 3 - Aluminum	3/4 Bath:	Rating:	A 3QBth:	Rating:																																																																																																																										
Sec Wall:		%	1/2 Bath: 1	Rating: Good	A HBth:	Rating:																																																																																																																										
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: BLUE	OthrFix:	Rating:	RESIDENTIAL GRID																																																																																																																											
View / Desir:			OTHER FEATURES			Kits: 1	Rating: Very Good	1st Res Grid Desc: Line 1 # Units: 1																																																																																																																								
			A Kits:	Rating:	Fpl:	Rating:	Level	FY LR DR D K FR RR BR FB HB L O																																																																																																																								
			WSFlue:	Rating:	Other																																																																																																																											
					Upper																																																																																																																											
					Lvl 2																																																																																																																											
					Lvl 1																																																																																																																											
					Lower																																																																																																																											
GENERAL INFORMATION			Total Units:	Totals	RMS: 8	BRs: 3	Baths: 1	HB: 1																																																																																																																								
			Floor:																																																																																																																													
			% Own:																																																																																																																													
			Name:																																																																																																																													
INTERIOR INFORMATION			DEPRECIATION						REMODELING			RES BREAKDOWN																																																																																																																				
			Phys Cond: GV - Good-VG	10. %	Exterior:	No Unit	RMS	BRs	FL																																																																																																																							
			Functional:	%	Interior:	1	8	3																																																																																																																								
			Economic:	%	Additions:																																																																																																																											
			Special:	%	Kitchen:																																																																																																																											
			Override:	%	Baths:																																																																																																																											
			Total: 10.8 %		Plumbing:																																																																																																																											
					Electric:																																																																																																																											
					Heating:																																																																																																																											
					General:																																																																																																																											
					Totals	1	8	3																																																																																																																								
CALC SUMMARY			COMPARABLE SALES																																																																																																																													
			Basic \$ / SQ: 130.00	Rate	Parcel ID	Typ	Date	Sale Price																																																																																																																								
			Size Adj.: 1.17526269																																																																																																																													
			Const Adj.: 1.00999999																																																																																																																													
			Adj \$ / SQ: 154.312																																																																																																																													
			Other Features: 79000																																																																																																																													
			Grade Factor: 1.10																																																																																																																													
			NBHD Inf: 1.00000000																																																																																																																													
			NBHD Mod:		WtAv\$/SQ:	AvRate:	Ind.Val																																																																																																																									
			LUC Factor: 1.00																																																																																																																													
			Adj Total: 479385		Juris. Factor: 1.00	Before Depr:	169.74																																																																																																																									
			Depreciation: 51774		Special Features: 0	Val/Su Net:	132.63																																																																																																																									
			Depreciated Total: 427612		Final Total: 427600	Val/Su SzAd	213.91																																																																																																																									
MOBILE HOME			Make:	Model:	Serial #:	Year:	Color:																																																																																																																									
SPEC FEATURES/YARD ITEMS									PARCEL ID	058.0-0004-0007.0																																																																																																																						
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																																															
3	Garage	D	Y		123X21	A	AV	1930	20.18	T	40	101			5,800		5,800																																																																																																															
More: N			Total Yard Items:			5,800			Total Special Features:						Total: 5,800																																																																																																																	
SKETCH																																																																																																																																
<p>The sketch illustrates the layout of a residential property. The main house footprint is approximately 26' wide by 42' deep, with a front porch extending 12' from the front. A garage is attached to the left side. The property includes a deck (WDK), an upper attic (UAT), and an open porch (OFF). Various rooms are labeled with abbreviations: FFL (First Floor Living), BMT (Basement), SFL (Second Floor Living), HST (Half Story), SF (Sunroom), FF (Family Room), and FF (Front Porch). The sketch also shows the location of windows and doors.</p>																																																																																																																																
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<p>A photograph of a two-story house with a grey exterior and white trim. The house features a front porch with white columns and a gabled roof with multiple windows. It is surrounded by greenery, including trees and shrubs.</p>																																																																																																																																
AssessPro Patriot Properties, Inc																																																																																																																																